



226 Station Road, Sunnybank

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## A Masterclass in Scale, Sophistication and Contemporary Design

This brand-new luxury residence delivers an extraordinary living experience in one of Brisbane's most coveted southside precincts. Crafted with uncompromising attention to detail, this five-bedroom residence blends architectural elegance with executive indulgence, creating a home of quiet prestige just moments from the very best of Sunnybank.

Top 5 Features at a Glance:

1. Brand-new architectural residence with dramatic double-height void.
2. Two fully appointed designer kitchens with premium built-in appliances.
3. Four upstairs ensuite bedrooms plus expansive family retreat.
4. Gorgeous alfresco entertaining with stunning inground pool.
5. Prestigious address moments from Sunnybank conveniences.

Soaring voids, bespoke finishes and beautifully curated interiors unfold across an immense two-storey design, where grand-scale entertaining and refined living exist in perfect harmony.

**FOR SALE**

For Sale

**VIEW**

By Appointment

**AGENTS**

Emily Xiong

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**AGENCY**

LJ Hooker Property Partners

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Arriving at the oversized statement entry, the home immediately establishes a sense of grandeur. Towering ceilings, full-height sheer curtains, immense stone flooring and an exquisite chandelier suspended above the central void create a breathtaking first impression, while the striking stone feature wall and custom timber joinery add warmth and architectural depth throughout.

Designed for effortless entertaining on any scale, the main living domain flows seamlessly through expansive open-plan interiors anchored by a spectacular chef's kitchen. Finished in a sophisticated palette of stone, timber and matte black cabinetry, this space features a substantial island bench, extensive integrated storage, premium built-in appliances and elegant lighting detail. Adjoining the kitchen, the oversized dining zone enjoys beautiful natural light and tranquil outlooks across the poolside area.

A fully appointed second kitchen offers exceptional flexibility, complete with additional built-in appliances and private preparation space behind sliding doors - ideal for catering, specialty cooking or keeping the main kitchen pristine during larger gatherings. Nearby, a beautifully appointed tea and meals room creates the perfect setting for relaxed breakfasts, evening wine or intimate conversations away from the main entertaining zones.

The beautiful outdoor setting has been thoughtfully designed to complement the home's luxurious interiors. Sliding glass doors connect effortlessly to the covered alfresco terrace, while the sleek inground lap pool creates a stunning visual centrepiece framed by clean architectural lines and low-maintenance surrounds.

Accommodation is equally impressive. Upstairs, four oversized ensuite bedrooms provide exceptional comfort and privacy, each appointed with premium finishes, walk-in or built-in storage, and beautifully designed bathrooms featuring full-height tiling, floating vanities, standalone tubs, frameless glass showers and sophisticated lighting. The lavish master suite elevates luxury even further with its immense proportions, designer walk-in dressing room, private sitting area and opulent hotel-inspired ensuite complete with freestanding bath and double rainfall showers.

Adding even greater versatility, the upper level also features a vast open retreat overlooking the dramatic void below - an ideal second lounge, executive study space, family retreat or quiet relaxation zone.

Additional features include:

- ? Ducted air conditioning throughout
- ? Extensive custom joinery and integrated cabinetry
- ? Floating timber staircase with glass balustrading
- ? Premium large-format tiling and luxury carpet finishes
- ? Remote double garage
- ? Fully fenced grounds
- ? Multiple indoor and outdoor entertaining zones
- ? 508sqm block with a generous 14.9m frontage

Perfectly positioned, this blue-chip address places every major convenience within moments. Market Square, Sunnybank Plaza, Sunnybank Private Hospital, Banoon Train Station, city-bound buses, parks, childcare and dining precincts are all just minutes away, while families will appreciate proximity to Sunnybank State School, Sunnybank State High School and St Thomas More College.

Bold in scale yet refined in execution, this is a residence that delivers luxury without compromise - a landmark home designed for those

who appreciate architectural beauty and exceptional craftsmanship.

For further information or to arrange your private viewing, contact Emily Xiong today.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L  
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## MORE DETAILS

Property ID	B4UTF4R
Property Type	House
House Size	536 m2
Including	Air Conditioning Toilets (6) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Emily Xiong 0401 056 588**

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226 Station Road  
Sunnybank

- 5 Bed
- 5 Bath + Powder
- 2 Car

Internal 501m<sup>2</sup>  
Alfresco 16m<sup>2</sup>  
Courtyard 19m<sup>2</sup>  
Total 536m<sup>2</sup>  
Internal Voids 55m<sup>2</sup>



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**FIRST FLOOR**  
Ceilings up to 2.9m



**GROUND FLOOR - 2.9m Ceiling**



1. Gatehouse
2. Entry Courtyard
3. Lap Pool
4. Covered Alfresco
5. Fenced Grass Yard
6. Side Access Gate
7. Neighbouring Driveway